



**AGENDA OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, MARCH 21, 2013 - 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE FEBRUARY 21, 2013 MINUTES OF THE PLANNING COMMISSION**

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # PUD-13-13 – B & B RANCH – PLANNED DEVELOPMENTS REZONING APPLICATION**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING AN EXISTING PUD (PLANNED UNIT DEVELOPMENT) TO CHANGE THE PERMITTED USES ON APPROXIMATELY 76 +/- ACRES FOR A PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF COUNTY ROAD 48, APPROXIMATELY 0.6 MILES NORTH OF AUSTIN MERRITT ROAD AS LEGALLY DESCRIBED IN SECTION 32, TOWNSHIP 20, RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (CITY COMMISSION DATES - 1<sup>st</sup> READING ON APRIL 8<sup>TH</sup>, 2013 AND A 2<sup>ND</sup> READING ON APRIL 22<sup>ND</sup>, 2013)

**2. PUBLIC HEARING CASE # CUP-13-27 – RUMORS DINER LLC – CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT TO ALLOW INDOOR RECREATION WITHIN THE CURRENT ZONING DISTRICT OF CITY C-3 (HIGHWAY COMMERCIAL) ON PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF U.S. 441 AND RADIO ROAD, AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19, RANGE 25. (FINAL DECISION BY PLANNING COMMISSION)

**3. PUBLIC HEARING CASE # SSCP-13-37 – OUR STORE – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 0.34 +/- ACRES FOR A PROPERTY LOCATED ON THE NORTH SIDE OF US HWY 441, WEST OF BLOSSOM LANE FROM LAKE COUNTY URBAN TO CITY GENERAL COMMERCIAL AND PROVIDING AN EFFECTIVE DATE. (CITY COMMISSION DATES - 1<sup>st</sup> READING ON APRIL 8<sup>TH</sup>, 2013 AND A 2<sup>ND</sup> READING ON APRIL 22<sup>ND</sup>, 2013)

4. **PUBLIC HEARING CASE # RZ-13-38 – OUR STORE – REZONING APPLICATION**  
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 0.34+/- ACRES FROM LAKE COUNTY R-6 (URBAN RESIDENTIAL TO CITY (C-3 HIGHWAY COMMERCIAL) FOR A PROPERTY LOCATED ON THE NORTH SIDE OF US HWY 441, WEST OF BLOSSOM LANE AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19, RANGE 25, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (CITY COMMISSION DATES - 1<sup>st</sup> READING ON APRIL 8<sup>TH</sup>, 2013 AND A 2<sup>ND</sup> READING ON APRIL 22<sup>ND</sup>, 2013)
5. **PUBLIC HEARING CASE # CUP-13-41 – CONVERGE TEEN CENTERS, INC. – CONDITIONAL USE PERMIT**  
REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT TO ALLOW INDOOR RECREATION WITHIN THE CURRENT ZONING DISTRICT OF CITY C-3 (HIGHWAY COMMERCIAL) ON PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF U.S. 441 AND RADIO ROAD, AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19, RANGE 25, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (FINAL DECISION BY PLANNING COMMISSION)

#### **DISCUSSION ITEMS**

#### **ANNOUNCEMENTS**

#### **ADJOURNMENT**

**NOTICE: "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.**

F.S.S. 286.0105 – "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.